

PB# 88-57

Kumstar (with Sperry)

65-2-1 & 3

KUMSTAR WITH SPERRY
(HARP & HARP)

#88-57

Approved

10/11/91

OCT 20 1993 Applicant: (Kumstar) Harp + Harp 255-7200
Rep: Vincent Doce 561-1170

Planning Board
Town Hall
555 Union Ave.
New Windsor, N.Y. 12550

NO. 88-57

10/11 1991

RECEIVED FROM Peter H. Harp, Executor
Estate of Rose B. Kumstar
One Thousand 00/100 DOLLARS
One Lot Recreation Fee

Account Total \$ 1,000.00

Amount Paid \$ 1,000.00

Balance Due \$ -0-

"THE EFFICIENCY LINE" AN AMPAD PRODUCT

Mary L. Mason P.B.
Secretary Town of New Windsor

TOWN OF NEW WINDSOR			General Receipt		12287
555 Union Avenue					
New Windsor, N.Y. 12550					
Received of <u>Peter H. Harp, Executor</u>					
<u>Estate of Rose B. Kumstar</u>					
<u>Nine hundred five 20/100</u>					\$ <u>905.00</u>
					DOLLARS
For <u>P.B. Engr. Fee</u>					
DISTRIBUTION:					
FUND	CODE	AMOUNT			
<u>Check # 212</u>		<u>905.00</u>			
By <u>Pauline G. Townsend</u>					
<u>Town Clerk</u>			Title		

TOWN OF NEW WINDSOR			General Receipt		12286
555 Union Avenue					
New Windsor, N.Y. 12550					
Received of <u>Peter H. Harp, Ex.</u>					
<u>Estate of Rose Kumstar</u>					
<u>Five hundred ten 00/100</u>					\$ <u>510.00</u>
					DOLLARS
For <u>P.B. #88-57 - Approval Fees</u>					
DISTRIBUTION:					
FUND	CODE	AMOUNT			
<u>Check # 212</u>		<u>510.00</u>			
By <u>Pauline G. Townsend</u>					
<u>Town Clerk</u>			Title		

General Receipt

10029

One Lot Recreation Fee

Account Total \$ 1,000.00

Amount Paid \$ 1,000.00

Balance Due \$ -0-

"THE EFFICIENCY LINE" AN AMPAS PRODUCT

Mrs. L. Hawn P.B.
Secretary Town of New Windsor

General Receipt

12287

TOWN OF NEW WINDSOR

555 Union Avenue
New Windsor, N. Y. 12550

Oct. 11, 1991

Received of

Peter H. Hays Esq.
Est. of Rose Kymataig
Nine hundred five and 70/100

\$ 905.00

DOLLARS

For

P.B. Engr. Fee

DISTRIBUTION

FUND	CODE	AMOUNT
<u>Check # 212</u>		<u>905.00</u>

Williamson Law Book Co., Rochester, N. Y. 14609

By

Pauline G. Townsend

Town Clerk

Title

General Receipt

12286

TOWN OF NEW WINDSOR

555 Union Avenue
New Windsor, N. Y. 12550

Oct. 11, 1991

Received of

Peter H. Hays Esq.
Est. of Rose Kymataig
Nine hundred ten and 10/100

\$ 510.00

DOLLARS

For

P.B. #88-57 Approval Fees

DISTRIBUTION

FUND	CODE	AMOUNT
<u>Check # 212</u>		<u>510.00</u>

Williamson Law Book Co., Rochester, N. Y. 14609

By

Pauline G. Townsend

Town Clerk

Title

General Receipt

10029

TOWN OF NEW WINDSOR

555 Union Avenue
New Windsor, N. Y. 12550

Oct. 20, 1988

Received of

Harp & Harp
Twenty-five and 00/100

\$ 25.00

DOLLARS

For

Kenneth W. Sperry Filing Fee - Planning Board

DISTRIBUTION

FUND	CODE	AMOUNT
<u>#88-57</u>		

Williamson Law Book Co., Rochester, N. Y. 14609

By

Pauline G. Townsend

Town Clerk

Title

88-57

Map Number 10385 City ☐
Section 65- Block 2 Lot 1 Town ☒ NEW WINDSOR
65 2 3 Village ☐
Title: ESTATE OF ROSE B. KUMSTAR
LLEWELLYN A. & MARY B. SPERREY
Dated: 5-27-88 Filed: 11-7-91
Approved by RONALD LANDER
on 10-11-91
Record Owner ROSE B. KUMSTAR, SPERREY, LLEWELLYN A. & MARY B. XXX
(3 SHEETS) **MARION S. MURPHY**
Orange County Clerk

County File No. NT 4 91 N

COUNTY PLANNING REFERRAL
(Mandatory County Planning Review under Article 12-B,
Section 239, Paragraphs 1, m & n, of the
General Municipal Law)

Application of Rose B. Kumstar
for a A 2 lot subdivision - within 500' of NYS Rte. 300
County Action: Local Determination
LOCAL MUNICIPAL ACTION
The Above-cited application was:
Denied Approved
Approved subject to County recommendations

.....
(Date of Local Action)

.....
(Signature of Local Official)

This card must be returned to the Orange County Department of Planning
within 7 days of local action.

LOT LINE CHANGE FEES - TOWN OF NEW WINDSOR

APPLICATION (INCL. LOT LINE CHANGE):

LOT LINE CHANGE APPLICATION FEE

Not charged
before 10/1/91
\$ 50.00

ESCROW (\$150.00 - \$400.00)

\$ —

* * * * *

APPROVAL FEES: (LOT LINE CHANGE)

PRE-PRELIMINARY PLAT APPROVAL.....\$ 25.00

PRELIMINARY PLAT APPROVAL.....25.00

FINAL APPROVAL.....50.00

TOTAL APPROVAL FEES L.L.CHG.....\$100.00 ✓

* * * * *

THE FOLLOWING CHARGES ARE TO BE DEDUCTED FROM ESCROW:

PLANNING BOARD ENGINEER FEES:\$ 905.00PLANNING BOARD ATTORNEY FEES:\$ —MINUTES OF MEETINGS\$ —OTHER\$ —TOTAL TO BE DEDUCTED FROM ESCROW: \$ 905.00 ✓Total Due for L.L.Chg. \$1,005.00 ✓check #1:
L.L. Approval
Eng. fees
Subdivision Approvals100.00
905.00
410.00
\$1,415.00check #2:
Rec. fees\$1,000.00

SUBDIVISION FEES - TOWN OF NEW WINDSOR

MINOR SUBDIVISION FEES:

APPLICATION FEE.....\$ 50.00 prior to 10/7/91 25.00

ESCROW:

RESIDENTIAL:

___ LOTS @ 150.00 (FIRST 4 LOTS).....\$ _____
 ___ LOTS @ 75.00 (ANY OVER 4 LOTS).....\$ _____

COMMERCIAL:

___ LOTS @ 400.00 (FIRST 4 LOTS).....\$ _____
 ___ LOTS @ 200.00 (ANY OVER 4 LOTS).....\$ _____

TOTAL ESCROW DUE....\$ _____

APPROVAL FEES MINOR SUBDIVISION:

PRE-PRELIMINARY PLAT APPROVAL.....\$ 50.00
 PRELIMINARY PLAT APPROVAL\$ 100.00
 FINAL PLAT APPROVAL (\$100.00 + \$5.00/LOT).....\$ 110.00
 FINAL PLAT SECTION FEE.....\$ 150.00
 BULK LAND TRANSFER...(\$100.00).....\$ _____

TOTAL SUBDIVISION APPROVAL FEES.....\$ 410.00

RECREATION FEES:

___ LOTS @ \$1000.00 PER LOT.....\$ 1,000.00

THE FOLLOWING CHARGES ARE TO BE DEDUCTED FROM ESCROW:

PLANNING BOARD ENGINEER FEES.....\$ See Charges
 PLANNING BOARD ATTORNEY FEES.....\$ for
 MINUTES OF MEETINGS.....\$ lot line
 OTHER.....\$ change

PERFORMANCE BOND AMOUNT.....\$ _____

5% OF ABOVE AMOUNT.....\$ _____

ESTIMATE OF PRIVATE IMPROVEMENTS: \$ _____

4% OF FIRST \$50,000.00 OF ABOVE:.....\$ _____

2% OF REMAINDER OF ABOVE:.....\$ _____

TOTAL INSPECTION FEE DUE:.....\$ _____

DUMSTAR/SPERRY SUBDIVISION (88-57) ROUTE 300

Mr. James Doce came before the Board representing this proposal.

MR. SCHIEFER: Several Members of the Planning Board did visit this site and there's some questions on it.

MR. VAN LEEUWEN: I was one of them.

MR. SCHIEFER: I went, Mr. Lander went. The second lot, the little lot that you have there in the orange triangle, does that go directly, is there frontage on the road, the road going over to the right or is the frontage on Route 300? Where's the road frontage? It's a little leg.

MR. DOCE: This road frontage is, it's a very irregular right-of-way due to the fact that the old road and the new road that's why it's got sort of a funny shape.

MR. SCHIEFER: It doesn't seem to actually touch on the road. That's why I mentioned to you.

MR. DOCE: It's a very wide right-of-way in there.

MR. VAN LEEUWEN: Is that piece going with lot #1 or lot #2?

MR. DOCE: Which piece?

MR. VAN LEEUWEN: The upper piece.

MR. DOCE: This yellow part is going with Sperry's lot, all right. What we are doing here is creating the frontage and access to Sperry's lot until such time that the road is built.

MR. MC CARVILLE: Where's this road going to end from?

MR. SCHIEFER: From 300.

MR. DOCE: Hooks up with Old Forge Hill Road, eventually.

MR. VAN LEEUWEN: We have an illegal problem.

MR. SCHIEFER: It's landlocked right now.

MR. VAN LEEUWEN: On this flag lot here, on the bottom,

the dog leg down below the yellow strip, how wide is that?

MR. DOCE: Twenty-five (25) feet wide.

MR. VAN LEEUWEN: We can't approve a lot that's 25 feet wide. It's a bad flag lot.

MR. SCHIEFER: That's the reason.

MR. DOCE: I defer to the engineer. This is the way we worked it out.

MR. VAN LEEUWEN: Minimum is 125 feet.

MR. EDSALL: What is the specific question? I have heard a couple of things asked.

MR. SCHIEFER: The frontage on that road on that lot is 25 feet.

MR. BABCOCK: It's a proposed road.

MR. EDSALL: The road is technically a town road. It's the same as Dean Hill Road which may not be constructed but technically the town has a road through that area. After much, much, much negotiations between the estate attorney, the Town Attorney and the Town Supervisor, what we have done is taken what is a town road that's not defined and may not be in the best physical location to benefit the town. We have relocated it and provided the town the access they need for the future, for a thru-road. If the town wants that.

MR. SCHIEFER: Is that acceptable to you as a town road based upon what he's saying? He has only 25 feet frontage which is illegal. What he's doing is claiming frontage on this, which is as Mr. Edsall said, is technically a town road. However, it doesn't exist. We don't want to create the landlocked lot. Is that acceptable?

MR. BABCOCK: It's like a proposed subdivision that's got a proposed road. The road doesn't exist now but it will.

MR. SCHIEFER: The lot exists and the road will not.

MR. EDSALL: The reason why it was laid out this way, I have to remind the Board that there was a lot of time put in between the Town Superintendent, myself and the Town Attorney to figure out a solution. The

town doesn't know when and if they'll build this road. We did not want to have a parcel that was depending upon the town to construct a road. Therefore, we have provided them or continued them having the frontage on the paper town road but also have provided this strip so they have direct access to a road that a road that does exist so in other words, in the interim, they can build their own driveway and in the future, when the town is able to construct that road or if a developer constructs the road as part of a commercial development, there will be physically a road through there.

MR. SCHIEFER: Mr. VanLeeuwen, do you have a problem with that?

MR. VAN LEEUWEN: I understand it now.

MR. MC CARVILLE: I have a problem with it. We have similar situations throughout the town where people would like to develop lots and would like to have temporary access. This brings to mind this Macnarv Lane situation that's been boiling for years over here. Once we approve something like this, I guarantee you the next meeting those folks will be here.

MR. PAGANO: Make this entire lot one piece and give a right-of-way. We can approve that. Let them get this in there but to make this narrow piece of property is going to be a no mans land. It's going to be a garbage collection site, leaves, dirt, everything else.

MR. SCHIEFER: How wide a right-of-way, 50 feet?

MR. PAGANO: I don't care what it is. It's got to be one entire parcel.

MR. DOCE: It can't be done. You can't make this lot any smaller than it is right now. We got the, this has been approved. The site has been picked here for the way the road is going to come out with the State. This is the 25 foot strip we have allowed in here. We just don't have enough room. We barely have enough room for 25 feet.

MR. PAGANO: I think we are creating a problem for the future. It may solve some pencil work now but the town will continue.

MR. VAN LEEUWEN: What's going to happen, okay, and he's absolutely right what's going to happen once this road goes in, that piece is going to be used as a dumping ground. Nobody is going to use that piece.

MR. DOCE: It's going to be used. That's the only real access Sperry will have. That's what the only real access, the legal access he's got but real access is only 25 feet and that's the way he's going to use to get into this property.

MR. DUBALDI: That's actually going to be the driveway?

MR. DOCE: That's correct.

MR. DUBALDI: Do we want as planners, do we want to do that?

MR. EDSALL: Just a reminder the lot already exists.

MR. PAGANO: It doesn't work. We can make this property one piece, give them a right-of-way or we can put into the contract through our attorney that this piece of property reverts to this other piece at a later date but it's got to be cleaned up. You can't allow this piece to stay there.

MR. EDSALL: Obviously, there's not an ideal condition here because we have got what might be considered a landlocked parcel in the triangular piece in the top but that, there exists right now you have a parcel that is depending 100% for access from a paper road that the town has, that's not defined in any deeds. So, as far as planning goes, you've got a poor condition. You've got a landlocked parcel that in effect is at the mercy of the town to have access and that road does not exist.

MR. SCHIEFFER: Those two lots are one lot, the orange and the yellow, right?

MR. DOCE: No, two. The orange is one lot and the yellow is Sperry's. The orange is Kumstar's.

MR. VAN LEEUWEN: Can we do it this way, listen to me a second here. When the road is constructed, that dog leg reverts back to lot #1.

MR. DOCE: Absolutely. It's not noted on here. I think it's been mentioned before between Mark and myself.

MR. DUBALDI: When will--

MR. VAN LEEUWEN: When the road goes in.

MR. DUBALDI: When?

MR. VAN LEEUWEN: God only knows. What do we care? Let it revert back to lot #1. Once the road is put in, then your problems are over.

MR. PAGANO: It's got to be part of the deed and part of the approval that the revision and the reversion of the property.

MR. DOCE: There's no problem with that whatsoever. It's not a problem.

MR. EDSALL: I want to ask Hank a question. Your biggest concern is the dog leg?

MR. VAN LEEUWEN: Yes.

MR. EDSALL: Then what I'm saving is then--

MR. VAN LEEUWEN: I realize what you're trying to do and you're right.

MR. EDSALL: Right now, the Sperry lot, the triangular piece has legal frontage and it's an existing lot so if the point is to ultimately have that dog leg part of the left orange lot, the small lot, why not have it part of the lot 1 or that lot now and just provide an easement. That way, the easement would be extinguished when other access is available. Then, you don't have to have a property transfer. You just have an easement that states once access is available it's extinguished. We don't have to do anything.

MR. VAN LEEUWEN: I go along with that 100%.

MR. DUBALDI: When the town road goes in, does that null the right-of-way?

MR. EDSALL: Yes.

MR. PAGANO: Which piece of property now, property 1?

MR. VAN LEEUWEN: It reverts to this piece, John.

MR. SCHIEFER: That does away with the dog leg.

MR. MC CARVILLE: What happens if the town road never gets built and they want, and you're going to issue a permit to build on this Sperry property?

MR. EDSALL: That's an existing lot right now, technically.

MR. MC CARVILLE: It has no frontage.

MR. EDSALL: It has frontage on the town road right now.

MR. MC CARVILLE: It's not a town road, it's no more a town road than McNary Lane is a town road and they have an easement right through the middle of it.

MR. EDSALL: There's two different issues. One is, is it a building lot and under State law, can it have a building permit issued? If there's no physical access, the Building Inspector cannot issue a building permit. If they now have physical access, that means as soon as the easement is created, the lots eligible as long as it has sanitary facilities and water. It would be capable of obtaining a building permit. Right now, it's unuseable.

MR. SCHIEFER: Mark, would you repeat the statement? There's been an agreement between yourself and some other people that this is acceptable. Who are the people?

MR. EDSALL: There was probably three years worth of effort put in between the attorney for the estate of Kumstar, Wendall Harp, Tad Seaman, George Green and myself to number 1, eliminate the landlocked parcel having total dependency on a town right-of-way that's not defined. Number 2, the town was desirous of having that right-of-way defined and then also at the same time, getting it where we wanted it, not where it, where the applicant wanted it. We picked the most ideal location for the town road to come in onto Route 300 so that's our selection. And then they are offering us that.

MR. SCHIEFER: I'm just disappointed that the Board was not advised in advance that this agreement existed.

MR. EDSALL: You sent us to George to straighten it out.

MR. SCHIEFER: Yes, we did. I remember that.

MR. VAN LEEUWEN: Remember when the attorney was here. He said anyplace you want the road we'll give you the land for the road. There's no problem and we went to the Town Board and sat down with George and ironed it out. Do we have a deeded right-of-way on this parcel yet?

MR. EDSALL: No, we have on the tax maps and in the deeds, a reference to a town road right-of-way. But, to be honest with you, no one knows where it is so

we're trying to clean it up.

MR. VAN LEEUWEN: The one that we have now?

MR. EDSALL: That will be part of the subdivision that we'll have an offer of dedication defined by metes and bounds so we really know where it is in the future.

MR. MC CARVILLE: In lot 1, instead of having the lot line in here, the lot line would become on the edge of the new town road?

MR. EDSALL: Right and I agree, that's a better solution.

MR. VAN LEEUWEN: Lot #1 will give an easement to lot #3 and then once the road is completed, then the dog leg automatically reverts back to #1.

MR. MC CARVILLE: No, lot #1 would have to--why not just have the 50 foot where the town road, paper road is be the access?

MR. EDSALL: Because the town does not want to assume the liability of a private driveway on the town's property. That's why we made it parallel to it.

MR. DOCE: This is just refining the same thing a little further. We are going to fee title to easement. That way, you don't have to worry about the dumping grounds.

MR. SCHIEFER: Based on what I'm hearing from Mr. Edsall, I have no problem. If that becomes a right-of-way, I have no problem. I wished I knew ahead of time that this is the agreement with the town then these questions would not have come up.

MR. VAN LEEUWEN: I remember sending them.

MR. SCHIEFER: My comment is we didn't know that the agreement had been made. You know, I'm sure Mr. McCarville would not ask some of this if he was aware that this had been made.

MR. VAN LEEUWEN: The only time I knew about it is when you and I sat in the car and we looked at the map. That's when I knew about it.

MR. MC CARVILLE: My question is, Mr. Chairman, how wide would the right-of-way be going into the back lot here, 4.22 acres?

MR. DOCE: Started out as 25 feet and widens out to just what it is now.

MR. MC CARVILLE: The easement is as big as the strip that's going to be--

MR. SCHIEFER: Can you make it 50 feet wide right-of-way, give enough room for a road? Where it narrows down, what's the width of that neck there?

MR. MC CARVILLE: Twenty-five (25) foot, Carl.

MR. DOCE: It's 93 feet wide.

MR. VAN LEEUWEN: What about if you brought the line down and gave us an extra 25 feet in the bottom?

MR. DOCE: For an easement, sure.

MR. VAN LEEUWEN: That's going to revert back anyway. This is a good suggestion, Carl, excellent. This is commercial property gentlemen.

MR. DOCE: Not yet, it's going to be. We're going to try to make it commercial.

MR. VAN LEEUWEN: You're awful sure of yourself.

MR. DOCE: This is the first step. We're going to the Town Board.

MR. SCHIEFER: You're opening a potential here to a four lot subdivision. They have got a 50 foot private road.

MR. VAN LEEUWEN: Okay.

MR. SCHIEFER: Twenty-five (25) foot, if it's acceptable from the Board that would preclude that.

MR. VAN LEEUWEN: You'll never get four lots, possibly three.

MR. SCHIEFER: But you're going to limit him if you give him 25 feet, then you're going to restrict it to one.

MR. VAN LEEUWEN: Why don't you poll the Board.

MR. DOCE: I understand his concern about this being subdivided. I understand that.

MR. VAN LEEUWEN: Poll the Board and find out which way they want to go.

MR. SCHIEFER: First of all, we got to get the width of that. Does everyone on the Board agree the right-of-way is a better way to do this rather than get the little narrow strip of land?

MR. VAN LEEUWEN: Easement, you mean?

MR. SCHIEFER: Anyone object to the easement?

MR. PAGANO: No, subject to the easement ending when the town road is built. That's basically, that is what I want to make sure.

MR. SCHIEFER: That will happen. Okay, now, the width of that easement. I have no problem with 25 feet there. Mr. McCarville likes 25 feet, kind of restricts the subdivision later on. Other than that--

MR. PAGANO: Twenty-five (25) feet is fine.

MR. SCHIEFER: Is that acceptable to everyone on the Board?

MR. DUBALDI: Yes.

MR. DOCE: Do you want 25 or 50?

MR. VAN LEEUWEN: We're going to stick with what you got.

MR. DOCE: That way it keeps it from being subdivided. At this point right now, it's not intended to be subdivided.

MR. SCHIEFER: You have no problem with making it 25?

MR. DOCE: No.

MR. LANDER: Did you go to the State yet?

MR. DOCE: Yes.

MR. VAN LEEUWEN: The only thing I'd suggest I don't think we should make a motion. I think we should change the map and show it as an easement, get papers drawn up, let the attorneys look at it and then we'll approve it. That's when a motion of approval is in order.

MR. SCHIEFER: Everyone else agree? Four Planning Board members agree. We'll do it that way. Any other questions or anything else you want him to change because I don't want you to come in front of us two more times.

MR. VAN LEEUWEN: Our attorney has to see the easement, okay, the easement of right-of-way. You have to discuss it with your attorney.

MR. DOCE: Is there a way to have, getting it approved subject to that?

MR. SCHIEFER: That's what I tried to do but--

MR. EDSALL: I just wanted for the record there was no real agreement reached and obviously the people I referenced have no right to make an agreement. Alls I'm saying with everyone involved this was the best solution that we could come up with so there's nothing on the table other than what this Board cares to do. Basically, this satisfied everyone at the meeting and other solutions didn't work so whatever you care to do with it, that would improve it, that's your prerogative.

MR. DOCE: I like the suggestion about the easement.

MR. SCHIEFER: Mark, you were involved in those negotiations?

MR. EDSALL: I think it's a great suggestion. It improves what we have.

MR. MC CARVILLE: Could you explain no wells or septic within 200 foot of parcel to be subdivided?

MR. DOCE: That's--

MR. MC CARVILLE: Within the lot line?

MR. DOCE: Within the lot lines here, actually this is, this is the subdivision here.

MR. MC CARVILLE: What do you mean?

MR. DOCE: This lot line, there's no well or septic within 200 feet.

MR. MC CARVILLE: It's not a directive, it's a statement of fact?

MR. DOCE: All it is is a statement. We'll get the easement straightened out and be back.

3-27-91

MR. VAN LEEUWEN: So have them draw up the agreement to the town that they are going to give the roadway to the town. Then we'll get it all done in one shot and out of the way.

MR. DOCE: Thank you.

KUMSTAR & SPERRY SUBDIVISION & LOT LINE CHANGE (88-57)
ROUTE 300

Mr. Jim Raab and Daron Doce came before the Board representing this proposal.

MR. RAAB: We are here to present the Rose E. Kumstar and LouEllen and Mary B. Sperry for this proposed subdivision and lot line change located on Temple Hill Road/Route 300. This is a Kumstar property basically 17 acre piece of property that borders this along Temple Hill Road, bordered on the southeast by Consolidated Rail, on the north by Continental Manor, and on the west by Temple Hill Road. Also, we have involved here is the Sperry parcel being about 4.3 acres in size which is basically land locked at this point in time. This proposal is basically a three part proposal. One is the two lot subdivision being lot 1 of Kumstar's property being 1.17 acres and residual of 15.3. The second part is land acquisition lot line change by which Sperry gets frontage on Temple Hill Road by acquiring fee property inbetween the lot 1 and a 50 foot dedication of a town right-of-way that I've got colored here in brown. The third part is dedication of the 50 foot town right-of-way from both Sperry's property and the Kumstar for the future access improvement from the existing Old Forge Hill Road to Temple Hill Road. It's quite complicated, it took us awhile to work it all out by basically it's a two lot subdivision, a lot line change given this, the property to the Sperry's and the town gets this 50 foot right-of-way.

MR. VAN LEEUWEN: Remember they were first in and they told us anything we wanted we can have, Wendel Harp and this was evidently done with the Town Board.

MR. RAAB: Correct, in conjunction with the Supervisor and Mark.

MR. EDSALL: It took several meeting to try to figure out, I would say a reasonable way to accomplish everyone's goal. You referred it to the Town Board back at the March 8th, 1989 meeting so being '91, it's taken us a while to figure out how to accomplish it because it's an estate, it made it more difficult. They were limited on what they could do. They had to justify everything they were doing to the judge that's involved in the estate. What we have accomplished besides defining the town road right-of-way is also eliminating a situation where the rear lot is landlocked. They have zero frontage now physical frontage on the highway.

They're only frontage is on what might be called a paper road. Now, they got only street frontage on the paper road which could be developed some time in the future. They have got frontage on the State highway so we have corrected a couple problems, this concept and the notes on the plan have been reviewed with Tad Seaman and George Green the Supervisor and everything has been approved.

MR. PAGANO: You're both representing the both and we'd like to ask you at this time whether you'd like to waive the deadline? We have a deadline coming up on application.

MR. RAAB: We'll waive the deadline.

MR. VAN LEEUWEN: What are you going to put, houses?

MR. RAAB: No basically well, what we had to do is the reason--

MR. VAN LEEUWEN: It shows commercial.

MR. RAAB: We had to get it subdivided, county law says you have to show well and septic, you have to show septic, we have town water, septic they are going to get zoning changed and everything else but to get it subdivided for the Kurstar estate to get out of this, they wanted to sell this piece to Reverend Sperry, they wanted to sell the piece to Reverend Sperry's for his back parcel and then they wanted to get out of it completely and then it goes onto the, get the zoning changed and all that but to get through this first hurdle, we had to show septic on there. Somewhere in the future, it will either get sewer access from either from the rear of Continental Manor or some points unknown.

MR. PAGANO: You all have the notes of Mark, I think the next point we would want to be lead agency.

MR. VAN LEEUWEN: I'll so move.

MR. DUBALDI: I'll second it.

ROLL CALL:

Mr. Lander	Aye
Mr. VanLeeuwen	Aye
Mr. Dubaldi	Aye
Mr. Pagano	Aye

MR. PAGANO: Do you want to discuss what type of action you want to take on this?

MR. VAN LEEUWEN: I don't think we can do that tonight. I think we ought to take a look at it. I don't think there's going to be any problem with it, he's been very cooperative with the Town Board. I know that because he stood there and said that and I did mention it to Mr. Green and George said they were very cooperative but I'll make a motion to waive the public hearing.

MR. DUBALDI: I'll second it. As per paragraph 4b of the subdivision regulations.

ROLL CALL:

Mr. Lander	Aye
Mr. VanLeeuwen	Aye
Mr. Dubaldi	Aye
Mr. Pagano	Aye

MR. RAAB: When is the next possible agenda?

MR. VAN LEEUWEN: We want to pass by and take a look at it.

MR. RAAB: Okay, thank you so it's possible we can get on February's agenda?

MR. VAN LEEUWEN: Probably.

MR. BABCOCK: Is this down for a site visit?

MR. VAN LEEUWEN: Yes.


TO: CARL SCHIEFER, PLANNING BOARD CHAIRMAN
FROM: GEORGE A. GREEN, SUPERVISOR
DATE: JANUARY 16, 1991
SUBJECT: KUMSTAR/SPERRY SUBDIVISION AND LOT LINE APPLICATION
NEW WINDSOR PLANNING BOARD NO. 88-57

Reference is made to the subject application, which was forwarded to the Town Board for review subsequent to the concept review by the Planning Board. Please be advised that, since that referral, several meetings have been held between the Town representatives and representatives of the Applicant.

It has been agreed that a Town road exists within the project bounds. The existence of the roadway is referenced within the property deeds, and the location is best fixed by a review of the site features. In an effort to more formally locate the existing Town roadway right-of-way, the Applicant has agreed to add metes and bounds to the plan under review by your Board. In addition, in an effort to establish access to NYS Route 300 in the best available location, the right-of-way has been shown at a point best suited for roadway construction, and acceptable to the Town.

The Town Board is aware that, although the road right-of-way may be established, the actual road construction has not been completed at this time. This memorandum is intended to advise you that, since no new lots are being created which are dependent upon the construction of the roadway, there should be no restriction in the ability of the Planning Board to approve the application. It is our understanding that the lots created as part of the application have access directly to the State Highway. The Town Board recognizes that the development of the interior lot (which is an existing lot) would be dependent upon the construction of the roadway, and the Applicant is acknowledging, by note on the plan and in the deeds, that the Town has not made any obligation to construct the roadway within any specific time frame.

If you have any questions concerning this matter, please do not hesitate to contact me.


George A. Green
Supervisor

GAG/dg

cc: Mark Edsall, Engineer for the Planning Board

AS OF: 05/10/89

PAGE: 1

CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56 NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 88- 57

TASK-NO	REC	--DATE--	TRAN	EMPL	ACT DESCRIPTION-----	RATE	HRS.	TIME	EXP.	BILLED	BALANCE
88-57	29708	03/07/89	TIME	MJE	MC KUMSTAR	60.00	0.50	30.00			
88-57	30028	03/07/89	TIME	NJE	CL KUMSTAR/SPERRET	19.00	0.50	9.50			
88-57	29718	03/08/89	TIME	MJE	MC KUMSTAR	60.00	0.10	6.00			
88-57	30616	03/21/89	TIME	MJE	MC KUMSTAR SUB	60.00	0.20	12.00			
88-57	30624	03/22/89	TIME	MJE	MC KUMSTAR SUB	60.00	0.20	12.00			
88-57	31227	03/28/89	TIME	MJE	MC KUMSTAR	60.00	1.00	60.00			
88-57	32342	04/04/89	TIME	MJE	MC KUMSTAR	60.00	0.50	30.00			
88-57	32608	04/13/89	TIME	MJE	MC KUMSTAR	60.00	0.30	18.00			
TASK TOTAL								177.50	0.00	0.00	177.50
GRAND TOTAL								177.50	0.00	0.00	177.50

88-57

Mr. Babcock: There was a note saying that possibly they would be running late this evening so maybe you can go onto the next one.

KUMSTAR W/SPERRY - LOT LINE CHANGE - TEMPLE HILL ROAD

Mr. Wendell Harp came before the Board representing this proposal.

Mr. Harp: I am sorry I was late and I thank you for staying so late to see me. I am Wendell Harp and I represent the estate of Rose Kumstar who past away a couple of years ago. She owned some land here and here, this being in an R5 zone. The request is that Reverend Sperry who owns this lot has requested to buy an additional acre. It is actually 1.7 acres and a strip here to make about an acre and a third and he is actually going to transfer back to the estate, twenty-eight hundredths of an acre that is in this range so in effect, what we are doing, is changing the lot line and permitting him to have a lot here. He owns this lot. He is attempting to purchase this lot and this piece here.

Mr. VanLeeuwen: Is that a locked in piece back there.

Mr. Harp: Is it right now, I believe it is, actually, he may have access coming back through here. I walked back through there.

Mr. Edsall: There is no physical access but at one point, the Old Temple Hill Road was shown as projecting across the railroad tracks and up into that area. The tax map still show it. That is one of my comments. I have a copy of the tax map.

Mr. VanLeeuwen: New Windsor has a road right-of-way through there too.

Mr. Harp: There is an old, there is actually no road bed but there is evidence of an old roadway literally right in here.

Mr. Edsall: If I could interrupt for a minute because I knew something existed there and I wanted to, hope to try to figure out what it was. The tax map still indicates that Old Forge Hill Road and possibly the easement or town dedication that Hank is referring to still exists and borders the front of that triangular piece so what we should find out is the status of it. If it was ever in fact dedicated to the town or the offer was just made or what the heck is the status of that--

Mr. VanLeeuwen: That is an old abandoned road.

Mr. Edsall: But, the question is if in fact it is a dedication, should it be shown on the map because you may be showing land that isn't your own.

Mr. Harp: Our attempts to search this did not show that it had ever been conveyed.

Mr. Edsall: It might have been offered.

Mr. Harp: And, there is some physical evidence of an old road. I even went back and contacted the historical society to attempt to see what they had and they indicated that that was a walking path

but that they had no evidence of it being officially a road.

Mr. Edsall: As a follow-up, the discussion is on the development of Washington Green project which I know this Board is familiar with. The supervisor right now is negotiating with that developer on the continuation of Washington Drive and the intention is to tie into this easement which we really don't know what the status is so I think the Town Board still assumes they own the property or there was a nonrevokable dedication made that they intend to develop so you may want to check with the Town Board on it.

Mr. VanLeeuwen: I don't think we have a problem but we have to find out what the road is all about.

Mr. Harp: I can clear that with the town clerk and town attorney.

Mr. VanLeeuwen: And, discuss it with the town supervisor.

Mr. Harp: Our attempt is to make that a useable area.

Mr. Schiefer: Until this is resolved--

Mr. Rones: Maybe you can get a letter of clarification from the town attorney as to what the town's position or understanding is on that.

Mr. Harp: We have provided easements through here.

Mr. McCarville: I think we may want to put this in the form of a motion to send these entire plans over to the Town Board for study because if you dropped right along that lot line, you can put a town road and tie right into Mike Waskew's property at a much better angle.

Mr. VanLeeuwen: The only problem you have is getting over the railroad tracks.

Mr. Harp: Let me clarify, you are saying drop this way or drop this way.

Mr. Schiefer: I think the angle is desireable because of the railroad crossing.

Mr. Harp: It is close to an old crossing here and drops down into there.

Mr. McCarville: Very wet area.

Mr. VanLeeuwen: I suggest that you talk to the supervisor.

Mr. Harp: Do you want a letter from this Board to him.

Mr. Schiefer: He will let us know.

Mr. Harp: And, then, I'd just ask to be put back on the agenda.

Mr. Edsall: Here is a copy of my comments.

Mr. Harp: Thank you. We have no objection to opening that area up--

Mr. Schiefer: That is what you should do, take this up with the supervisor and tell him what you are trying to do and see what the town's plans are and as soon as that is resolved, we will take action on this.

INTER OFFICE CORRESPONDENCE

TO: Town Planning Board

FROM: Town Fire Inspector

DATE: 26 June 1991

SUBJECT: Kumstar and Sperrey Subdivision and Lot Line Change

PLANNING BOARD REFERENCE NUMBER: PB-88-57

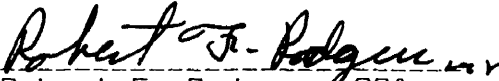
DATED: 19 June 1991

FIRE PREVENTION REFERENCE NUMBER: FPS-91-046

A review of the above referenced subject subdivision and lot line change was conducted on 25 June 1991.

This plan is acceptable.

PLANS DATED: 15 April 1991; Revision 5.


Robert F. Rodgers, CCA
Fire Inspector

RFR:mr
Att.

✓
CC: M.E.

STATE OF NEW YORK
DEPARTMENT OF TRANSPORTATION
112 DICKSON STREET
NEWBURGH, NY 12550

Albert J. Bauman
Regional Director

Franklin E. White
Commissioner

March 29, 1991

Planning & Zoning Board
Town of New Windsor
55 Union Ave.
New Windsor, N.Y. 12553

RE: *120m star & 5 Perry.*

Dear *Chairman,*

MAP.

SECT. *65*

LOTS *1 & 3*

We have reviewed this matter and please find our comments checked below:

___ A Highway Work Permit will be required. To: Planning Boards and Building Departments. Please have owner of property obtain Highway Work Permits before signing of plans or issue of Building Permits.

☒ No Objection

___ Need additional information ___ Traffic Study
___ Drainage Study

___ To be reviewed by Regional Office

___ Does not affect N.Y. State Dept. of Transportation

ADDITIONAL COMMENTS:

Very truly yours,

Donald Greene

Donald Greene
C.E. I Permits
Orange County

DG:pe

ORANGE COUNTY DEPARTMENT OF PLANNING
APPLICATION FOR MANDATORY COUNTY REVIEW
OF LOCAL PLANNING ACTION

(Variances, Zone Changes, Special Permits, Subdivisions, Site Plans)

Local File No. 88-57

1. Municipality TOWN OF NEW WINDSOR Public Hearing Date _____

☐ City, Town or Village Board ☒ Planning Board ☐ Zoning Board

2. Owner: Name Estate of Rose B. Kumstar
c/o Wendell Harp, Esq.
Address 83 Rt. 208 - P.O. Box 400 - New Paltz, N.Y. 12561

3. Applicant*: Name _____

Address _____

* If Applicant is owner, leave blank

4. Location of Site: N.Y.S. Rt. 300 (East Side)
(street or highway, plus nearest intersection)

Tax Map Identification: Section 65 Block 2 Lot 3 (Portion)

Present Zoning District R-5 Size of Parcel 0.32 Acres

5. Type of Review:

Special Permit: _____

Variance: Use _____

Area _____

Zone Change: From _____ To _____

Zoning Amendment: To Section _____

Subdivision: Number of Lots/Units 2

Site Plan: Use _____

11/17/91
Date

Myra Mason, Secretary for the Planning Board
Signature and Title

KUMS.PB

INTER OFFICE CORRESPONDENCE

TO: Town Planning Board

FROM: Town Fire Inspector

DATE: 21 January 1991

SUBJECT: Subdivision and Lot Line Change
Kumstar & Sperrey

PLANNING BOARD REFERENCE NUMBER: PB-8-57

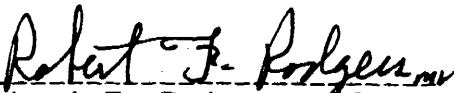
DATED: 16 January 1991

FIRE PREVENTION REFERENCE NUMBER: FPS-91-004

A review of the above referenced subject subdivision and lot line change was conducted on 21 January 1991.

This subdivision and lot line change is acceptable.

PLANS DATED: 11 January 1991, Revision 4.


Robert F. Rodgers; RCA
Fire Inspector

RR:mr
Att.

C.C.H.E.

JAN 16 1991

Revised

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, ~~OTHER~~
D.O.T., O.C.H., O.C.P., D.P.W., WATER, SEWER, HIGHWAY, REVIEW
FORM:

The maps and plans for the Site Approval _____
Subdivision ✓ _____ as submitted by
Vincent J Doce for the building or subdivision of
Rose B. Kunistor & Hewelllyn & Mary Sperrey has been
reviewed by me and is approved ✓ _____
disapproved _____

If disapproved, please list reason _____

HIGHWAY SUPERINTENDENT

WATER SUPERINTENDENT

Lynan O. Masten Jr

SANITARY SUPERINTENDENT

January 17, 1991

DATE

BUILDING INSPECTOR, P.D. ENGINEER, FIRE INSPECTOR, D.O.T. O.C.H. O.C.P.
WATER, SEWER, HIGHWAY REVIEW FORM: D. P. W.

The maps and plans for the Site Approval _____
Subdivision _____ as submitted by
Vincent A. Dore for the building or subdivision of
Kumstar, Jewellyn, Sperry has been
reviewed by me and is approved _____
disapproved _____

If disapproved, please list reason.

No information regarding waste disposal

HIGHWAY SUPERINTENDENT

WATER SUPERINTENDENT

[Signature]
SARVARY SUPERINTENDENT

Oct 24 1988
DATE

88 - 57

JUN 19 1991

Rev.

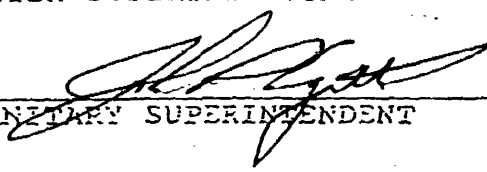
BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, SANITARY INSP.
D.O.T., O.C.H., O.C.P., D.P.W., WATER, ~~SEWER~~, HIGHWAY, REVIEW
FORM:

The maps and plans for the Site Approval _____
Subdivision _____ as submitted by _____
_____ for the building or subdivision of _____
KUMSTAR has been
reviewed by me and is approved _____
disapproved _____.

If disapproved, please list reason _____

HIGHWAY SUPERINTENDENT

WATER SUPERINTENDENT



SANITARY SUPERINTENDENT

6-26-91

DATE

✓
CC: H.E.

G-21-91

88-57

JUN 19 1981

Rev.

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, SANITARY INSP.
D.O.T., O.C.H., O.C.P., D.P.W., ~~SEWER~~, SEWER, HIGHWAY, REVIEW
FORM:

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by

Vincent J. Duce Assoc. for the building or subdivision of
Kunster & Sperry- _____ has been

reviewed by me and is approved ☒

disapproved _____.

If ~~disapproved~~, please list reason _____

water is available in this area - Notify
water Dept for location.

HIGHWAY SUPERINTENDENT

Stone J. D.
WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

DATE _____

✓
CC: H.E.

JUN 19 1991

Rev.

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, ~~CIVIL ENGINEER~~.
D.O.T., O.C.H., O.C.P., D.P.W., WATER, SEWER, HIGHWAY, REVIEW
FORM:

The maps and plans for the Site Approval ✓
subdivision ✓ as submitted by
Rose B. Kumstar for the building or subdivision of
_____ has been
reviewed by me and is approved ✓
disapproved _____.

If disapproved, please list reason _____

HIGHWAY SUPERINTENDENT

WATER SUPERINTENDENT

Lyman D. Masten Jr
~~SANITARY SUPERINTENDENT~~

June 21, 1991
DATE

✓
CC: H.E.

STATE OF NEW YORK
DEPARTMENT OF TRANSPORTATION
112 DICKSON STREET
NEWBURGH, NY 12550

Albert J. Bauman
Regional Director

Franklin E. White
Commissioner

January 16, 1991

Planning & Zoning Board
Town of New Windsor
55 Union Ave.
New Windsor, N.Y. 12553

RE: *Kumstare - Survey*

Dear *Chairman*,

MAP.

SECT. *65* *8* LOTS *143*

We have reviewed this matter and please find our comments checked below:

☒ A Highway Work Permit will be required. To: Planning Boards and Building Departments. Please have owner of property obtain Highway Work Permits before signing of plans or issue of Building Permits.

☒ No Objection

☐ Need additional information ☐ Traffic Study
☐ Drainage Study

☐ To be reviewed by Regional Office

☐ Does not affect N.Y. State Dept. of Transportation

ADDITIONAL COMMENTS:

Very truly yours,

Donald Greene
Donald Greene
C.E. I Permits
Orange County

DG:pe

CC: M.E.



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

45 QUASSAICK AVE (ROUTE 9W)
NEW WINDSOR, NEW YORK 12550

TELEPHONE (914) 562-8645
PORT JERVIS (914) 856-5600

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

Licensed in New York,
New Jersey and Pennsylvania

**PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE**

TOWN OF New Windsor P/B # 8t - 57

WORK SESSION DATE: 15 Jan '91

APPLICANT RESUB.
REQUIRED:

REAPPEARANCE AT W/S REQUESTED: _____

PROJECT NAME: Kunitan / Sperry

PROJECT STATUS: NEW _____ OLD _____

REPRESENTATIVE PRESENT: Darren Poc'

TOWN REPS PRESENT: BLDG INSP. off
FIRE INSP. X
ENGINEER X
PLANNER _____
P/B CHMN. _____
OTHER (Specify) _____

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- need POT comment
- sheet 2 left side dashed -
- call out new L/L - exist 4' to be
- George Green's letter - SEAR road ^{ab.}
- get plan to Myra - she will send to OC DP

MRA
X →



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

45 QUASSAICK AVE (ROUTE 9W)
NEW WINDSOR, NEW YORK 12550

TELEPHONE (914) 562-8640
PORT JERVIS (914) 856-5600

RICHARD D. MCGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

Licensed in New York,
New Jersey and Pennsylvania

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN OF New Windsor P/B # 87 - 57
WORK SESSION DATE: 3 Jan '91 APPLICANT RESUB.
REAPPEARANCE AT W/S REQUESTED: _____ REQUIRED:
PROJECT NAME: Kumstar/Sperry
PROJECT STATUS: NEW _____ OLD _____
REPRESENTATIVE PRESENT: Darren Rocco/Tim Rocco
TOWN REFS PRESENT: BLDG INSP. _____
FIRE INSP. _____
ENGINEER X
PLANNER _____
P/B CHMN. _____
OTHER (Specify) _____

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- remember 1-4 ~ whatever.
- add Liv A & bldg/Ht.
- reloc drive on lot 2 to parallel ^{50'} ded
- add note tie into road & abandon drives
- differentiate lines w/ r/t 1/4 change.
- SBRK?
- talk to George Green re need to build road.
- O/C D/P P/H? DOT
- add typ Town notes
- 50' ded - "implied date for const. of T/Road.

561-1170-#1
fax



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

45 QUASSAICK AVE. (ROUTE 9W)
NEW WINDSOR, NEW YORK 12550

TELEPHONE (914) 562-8640
PORT Jervis (914) 856-5600

RICHARD D. MCGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

Licensed in New York,
New Jersey and Pennsylvania

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN OF New Windsor P/B # 88-57
WORK SESSION DATE: 17 July 1990 APPLICANT RESUB.
REAPPEARANCE AT W/S REQUESTED: Yes REQUIRED: New Plan
PROJECT NAME: Kumsta/Sperrey 4c Sub.
PROJECT STATUS: NEW OLD
REPRESENTATIVE PRESENT: Jim Cook/Carol Pice/Rev Sperry/Carol Vella
TOWN REPS PRESENT: BLDG INSP.
FIRE INSP.
ENGINEER X
PLANNER
P/B CHMN.
OTHER (Specify)

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- sewer easement to be shown.
- fix zoning reference
- does road abandonment letter exist?
- need deed.
- proposed lot 1&2 - no sewer? need SDS ^{deep tests} _{perc}
- 25 ft drive along proposed 50' down strip
- Green to write letter re need to build road or not
(no guarantee to build)



**McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.**

45 QUASSAICK AVE. (ROUTE 9W)
NEW WINDSOR, NEW YORK 12550

TELEPHONE (914) 562-8640
PORT JERVIS (914) 856-5600

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

Licensed in New York,
New Jersey and Pennsylvania

18 January 1990

**Wendyl D. Harp, Esq.
P.O. Box 400
New Paltz, New York 12561**

**SUBJECT: KUMSTAR SUBDIVISION AND LOT LINE CHANGE
TOWN OF NEW WINDSOR PLANNING BOARD NO. 88-57**

Dear Mr. Harp:

As you are aware, your clients made application to the Town of New Windsor Planning Board during late 1988 and, subsequent to same, you appeared before that Board at their 8 March 1989 Planning Board meeting. The Planning Board requested that you meet with the Town Supervisor to review the matter of the existing Town right-of-way through the subdivision properties. On 28 March 1989, a meeting was held with the Supervisor to discuss this project. At that meeting, and in subsequent discussions, it was requested that you provide the Town with additional information with regard to the project area, such that further discussions could be held with regard to the "through road" to both serve your project and to benefit the Town of New Windsor as a whole. Specifically, it was requested that your surveyor prepare a plan indicating as-built information including topography, planametrics, etc. for the Town right-of-way area, including the Consolidated Rail Corp crossing, intersection with Forge Hill Road and intersection with Temple Hill Road.

In addition to the above, on 30 March 1989 our office forwarded to your surveyor a copy of the proposed Sewer District No. 20 design drawing indicating the proposed sewer easement through the subdivision property. This sewer easement was to be shown on the subdivision plan noted as "subject to final sewer main design".

Wendyl D. Harp


-2-

18 January 1990

Members of the Town Board have recently requested that I contact you to seek an answer regarding the status of both the field survey and the plan to be resubmitted. The Town continues to be interested in constructing the "through road", as well as proceeding with the Sewer District No. 20 installation. Both these proposed projects are of immediate concern to the Town Board and your prompt response would be most appreciated.

Very truly yours,

McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS, P.E.



Mark J. Edsall, P.E.
Planning Board Engineer

MJEmk

cc: Supervisor Green
Councilman Spignardo
Vince Doce, L.S., Applicant's Surveyor
Carl Schiefer, Planning Board Chairman ✓

A:HARP.mk

INTER-OFFICE CORRESPONDENCE

TO: Town Planning Board

FROM: Town Fire Inspector

DATE: 24 OCTOBER 1988

SUBJECT: ROSE B. KUMSTAR & LLEWELLYN A & MARY B SPERKEY

Planning Board Reference Number: 88-57

Fire Prevention Reference Number: 88-94

A review of the above referenced subject site plan/subdivision was conducted on 24 OCTOBER 1988.

This site plan/subdivision is found acceptable.



Robert F. Rodgers; CCA
Fire Inspector

Planning Board
Town of New Windsor
555 Union Avenue
New Windsor, NY 12550

(This is a two-sided form)

Date Received _____
Meeting Date _____
Public Hearing _____
Action Date _____
Fees Paid _____

APPLICATION FOR SITE PLAN, LOT-LINE CHANGE
OR SUBDIVISION PLAN APPROVAL

1. Name of Project Lot-line change - Kumstar with Sperrey
2. Name of Applicant Estate of Rose B. Kumstar Phone 914-255-7200
Address 83 Route 208, P.O. Box 400, New Paltz, New York 12561
(Street No. & Name) (Post Office) (State) (Zip)
3. Owner of Record Estate of Rose B. Kumstar Phone 914-255-7200
Address 83 Route 208, P.O. Box 400, New Paltz, New York 12561
(Street No. & Name) (Post Office) (State) (Zip)
4. Person Preparing Plan Vincent J. Doce Phone 914-561-1170
Address 15 New Road, Newburgh, New York 12550
(Street No. & Name) (Post Office) (State) (Zip)
5. Attorney Wendell D. Harp, Esq. Phone 914-255-7200
Address 83 Route 208, P.O. Box 400, New Paltz, New York 12561
(Street No. & Name) (Post Office) (State) (Zip)
6. Location: On the east side of Temple Hill Road, NYS 300
_____ feet _____
(Street) (Direction)
of _____
(Street)
7. Acreage of Parcel 0.32 8. Zoning District _____
9. Tax Map Designation: Section 65 Block 2 Lot 1 (portion)
65 2 3
10. This application is for transfer and exchange of land between adjacent
land owners. Change of lot-line boundary
11. Has the Zoning Board of Appeals granted any variance or a
special permit concerning this property? Not applicable.

If so, list Case No. and Name Not applicable

12. List all contiguous holdings in the same ownership NONE OTHER THAN SHOWN
Section _____ Block _____ Lot(s) ON MAP

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed.

IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

OWNER'S ENDORSEMENT
(Completion required ONLY if applicable)

COUNTY OF ORANGE

SS.:

STATE OF NEW YORK

Peter H. Harp being duly sworn, deposes and says
that he resides at Wurts Avenue, New Paltz, New York
in the County of Ulster and State of New York
and that he is (the owner in fee) of Executor of the Estate of Rose B. Kumstar
(Official Title)
of the Corporation which is the Owner in fee of the premises
described in the foregoing application and that he has authorized
to make the foregoing
application for Special Use Approval as described herein.

I HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND INFORMATION, AND ALL STATEMENTS AND INFORMATION CONTAINED IN THE SUPPORTING DOCUMENTS AND DRAWINGS ATTACHED HERETO ARE TRUE.

Sworn before me this

31st day of August 1988

Peter H. Harp
(Owner's Signature)

Peter H. Harp, Executor of the Estate of
Rose B. Kumstar'

(Applicant's Signature)

Wendell D. Harp
Notary Public
WENDELL D. HARP

(Title)

Notary Public in the State of New York
Resident in and For Ulster County
Commission Expires Oct 30 1988

REV. 3-87

PROJECT I.D. NUMBER

617.21

SEQR

Appendix C

State Environmental Quality Review
SHORT ENVIRONMENTAL ASSESSMENT FORM
 For UNLISTED ACTIONS Only

PART I--PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT /SPONSOR ESTATE OF ROSE B. KUMSTAR	2. PROJECT NAME LOT LINE CHANGE - KUMSTAR WITH SPERREY
3. PROJECT LOCATION: Municipality <u>TOWN OF NEW WINDSOR</u> County <u>ORANGE</u>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) On the east side of Temple Hill Road, NYS Rte 300	
5. IS PROPOSED ACTION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: Transfer and exchange of land between adjacent land owners. Change of lot-line boundary.	
7. AMOUNT OF LAND AFFECTED: 0.32 acres exchanged for 0.28 acres and sale of 1.17 acres. Initially _____ acres Ultimately _____ acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency(s) and permit/approvals	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit/approval	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: <u>ESTATE OF ROSE B. KUMSTAR</u> Date: <u>10/19/88</u>	
Signature: <u><i>Peter H. Hupp</i></u> BY: <u>PETER H. HUPP, EXECUTOR</u>	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER

A. DOES ACTION EXCEED ANY OTHER LIMITATIONS?
☐ Yes ☐ No

B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR PART 617.67 If No, a negative declaration may be superseded by another involved agency.
☐ Yes ☐ No

C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)

C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:

C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:

C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:

C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:

C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:

C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:

C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:

D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?

☐ Yes ☐ No If Yes, explain briefly

PART III--DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

☐ Check this box if you have identified one or more potentially large or significant adverse impacts which MAY occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.

☐ Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action WILL NOT result in any significant adverse environmental impacts AND provide on attachments as necessary, the reasons supporting this determination:

Name of Lead Agency

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from responsible officer)

Date

STATE OF NEW YORK)

SS:

COUNTY OF ULSTER)

PETER H. HARP, being duly sworn deposes and says:

1. That I am an attorney duly licensed to practice Law in the Courts of the State of New York and have been so duly licensed and been in continuous practice for over sixty years.

2. That I was appointed by the Orange County Surrogate's Court as Executor of the Last Will and Testament of Rose B. Kumstar on January 23, 1986.

3. That one of the assets of her Estate include lands on Temple Hill Road, also known as New York State Route 300 shown and designated as Section 65, Block 2, Lot 1 and acquired by Deed between Samuel W. Eager, Jr. to Rose B. Kumstar, dated January 28, 1965 and recorded in the Orange County Clerk's Office on March 2, 1965 in Liber 1702 at Page 00005.

4. That the adjoining property owner, Rev. Llewellyn A. Sperrey and his wife, Mary B. Sperrey, shown and designated as Section 65, Block 2, Lot 3 and acquired by Deed dated December 27th, 1985 between Eleanor Di Paolo to Llewellyn A. Sperrey and Mary B. Sperrey, which was recorded in the Orange County Clerk's Office in Liber 2481 at Page 8.


5. That the Estate of Rose B. Kumstar and Llewellyn A. Sperrey and Mary B. Sperrey discussed and negotiated an exchange of land and change of lot line.

6. That my personal examination of the Orange County records show that the Estate of Rose B. Kumstar is the owner Section 65, Block 2, Lot 1 and that Llewellyn A. Sperrey and Mary B. Sperrey are the owners of Section 65, Block 2, Lot 3, the lands being exchanged.

7. That I make this affidavit to induce the Town of New Windsor Planning Board to permit the lot-line change and exchange of property to adjacent property owners.


PETER H. HARP

Sworn to before me this
31st day of August, 1988.


WENDELL D. HARP
Notary Public in the State of New York
Resident in and For Ulster County
Commission Expires Oct 30 1988

Harp & Harp

Attorneys at Law
Since 1926

Peter H. Harp
Wendell D. Harp
Jon A. Simonson

Esquire Building
83 Rte. 208, P.O. Box 400
New Paltz, N.Y. 12561
(914) 255-7200

August 29, 1988

Town of New Windsor
Planning board
555 Union Avenue
New Windsor, New York 12550

RE: LOT-LINE CHANGE

Gentlemen:

I represent the Estate of Rose B. Kumstar. The Estate is transferring to the adjacent property owner, Rev. Llewellyn A. Sperrey and Mary B. Sperrey, husband and wife, a parcel of land designated on the enclosed map in red. The Sperreys are conveying to the Estate of Rose B. Kumstar, the land as marked in yellow.

I am enclosing an application for lot-line change as indicated by your office. I understand you will advise us as to anything additional we need to do or any appearances we need to make.

If you have any questions, please feel free to contact me.

Very truly yours,



Wendell D. Harp

WDH:ls
#22,882-13
Enclosures



cc: H. L. L. L.

Don't
forget to
check the
mail

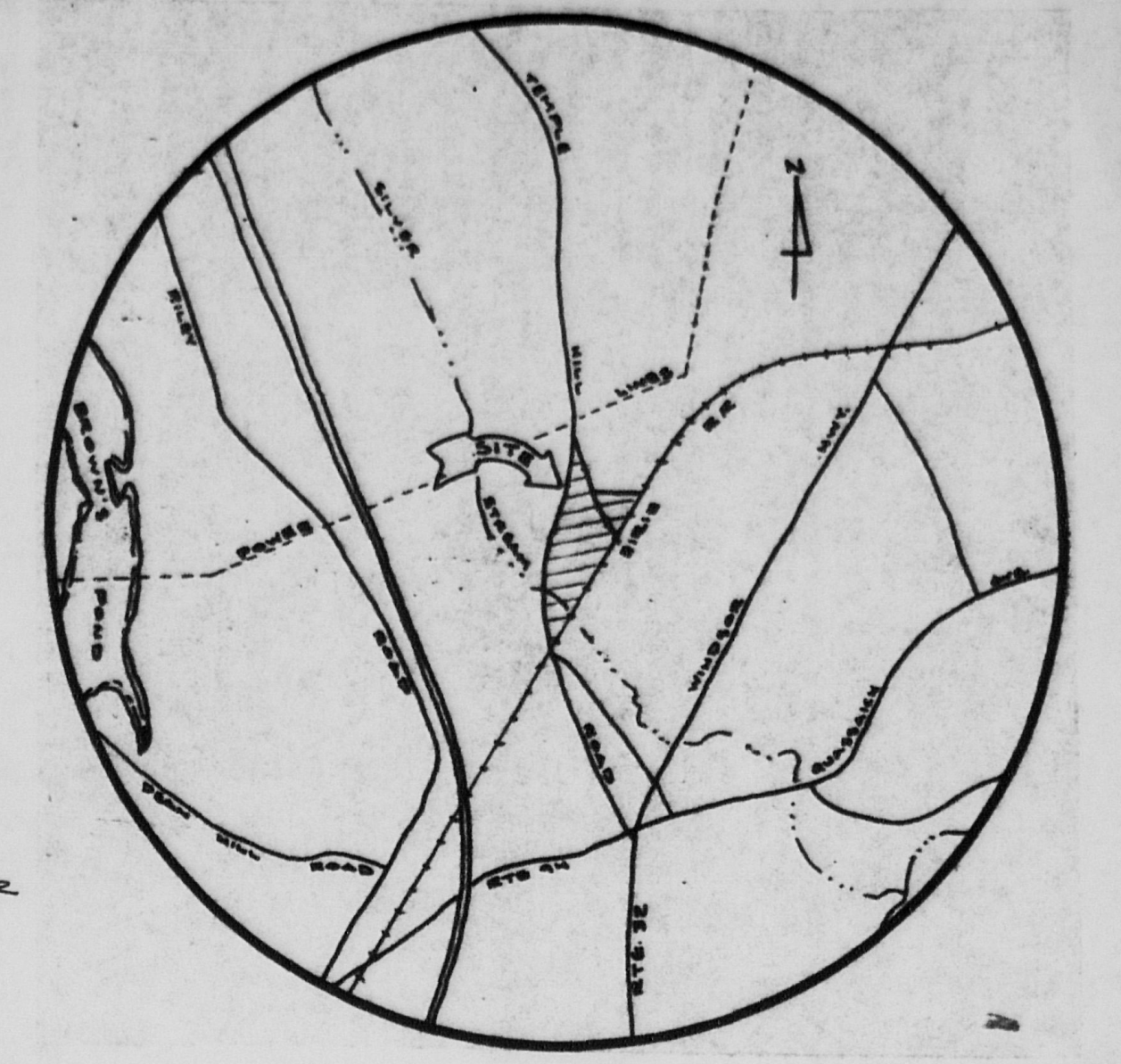
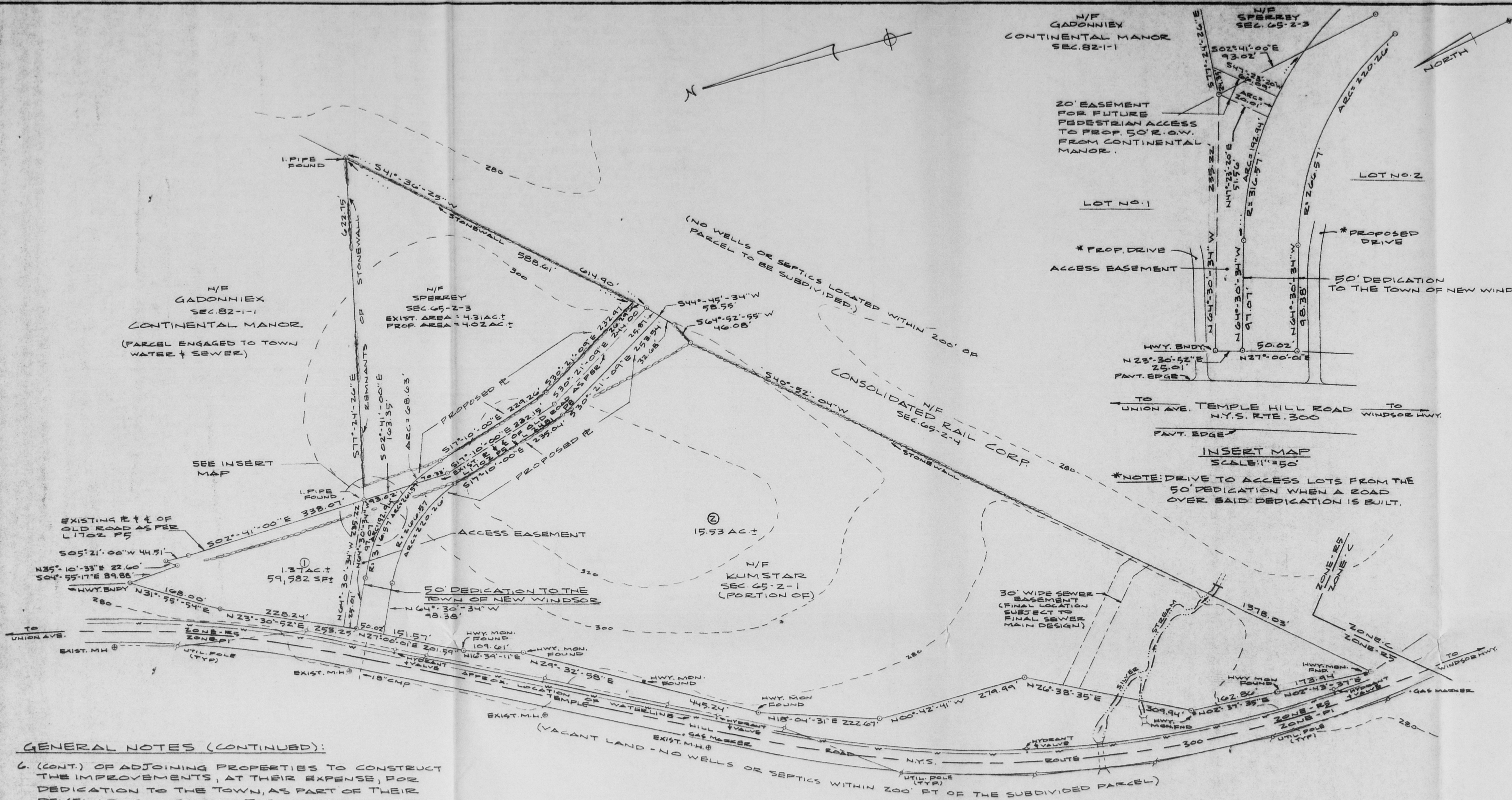
Don't forget to
check the mail
Don't forget to
check the mail

Don't forget to
check the mail
Don't forget to
check the mail

RECEIVED

SEP 16 1988

TOWN ENGINEER'S OFFICE
TOWN OF NEW WINDSOR



LOCATION MAP
SCALE: 1" = 2000'

REGULATION	MIN. REQ'D	MIN. PROP.
LOT AREA	43,560 SF	59,582 SF±
LOT WIDTH	125 FT.	372 FT.±
FRONT YARD	45 FT.	45 FT.
BOTH SIDE YARDS	40 FT.	40 FT.
ONE SIDE YARDS	20 FT.	20 FT.
REAR YARD	50 FT.	50 FT.
STREET FRONTAGE	70 FT.	421 FT.±
LIVABLE FLOOR AREA	1000 SF	1000 SF
BUILDING HEIGHT	35 FT.	35 FT.

- GENERAL NOTES**
- LOT NOS. 1 & 2 TO ENGAGE TOWN WATER.
 - TAX PARCEL 65-2-3 SHALL HAVE THE RIGHTS OF INGRESS & EGRESS AS WELL AS THE RIGHT TO PLACE UTILITIES OVER THE ACCESS EASEMENT SHOWN HEREON.
 - CONTOURS AS PER U.S.G.S. MAPS, CORNWALL QUADANGLE.
 - LOTS 1 & 2 AND TAX PARCEL SEC. 65-2-3 SHALL ENGAGE MUNICIPAL SEWER WHEN IT BECOMES AVAILABLE.
 - A CURB CUT PERMIT MUST BE SECURED FROM THE NYS. DOT, BEFORE A BUILDING PERMIT CAN BE ISSUED.
 - AS PART OF THIS APPLICATION THE EXISTING ROAD, WHICH IS UNDERSTOOD TO BE A TOWN ROAD RIGHT-OF-WAY, IS BEING DEFINED WITH METES AND BOUNDS. IN ADDITION, THE ACCESS POINT TO N.Y.S. ROUTE 300 IS BEING RELOCATED TO SUIT FIELD TOPOGRAPHICAL CONDITIONS. THIS DELINEATION OF THE TOWN ROAD RIGHT-OF-WAY AND THE ASSOCIATED DEED DEDICATION TO THE TOWN, RESULTS IN NO INTENDED OR IMPLIED INDICATION OR OBLIGATION THAT THE TOWN INTENDS TO IMPROVE THE ROADWAY AT THIS TIME, OR ANY SPECIFIC TIME IN THE FUTURE, ALTHOUGH THAT RIGHT TO CONSTRUCT THE IMPROVEMENTS IS RESERVED BY RIGHT. FURTHER, THE TOWN RESERVES THE RIGHT TO PERMIT THE DEVELOPER(S) (CONTINUED)

- GENERAL NOTES (CONTINUED):**
- (CONT.) OF ADJOINING PROPERTIES TO CONSTRUCT THE IMPROVEMENTS, AT THEIR EXPENSE, FOR DEDICATION TO THE TOWN, AS PART OF THEIR DEVELOPMENT EFFORT. THE ABOVE SHALL BE REFERENCED IN ALL DEEDS OF RECORD IN CONNECTION WITH THIS APPLICATION.
 - UPON COMPLETION OF A ROAD OVER THE 50' DEDICATION TO THE TOWN OF NEW WINDSOR SHOWN HEREON, THE ACCESS EASEMENT TO TAX PARCEL SEC. 65-2-3, LANDS N/F OF SPERRY, SHALL BE TERMINATED AND ACCESS TO SAID TAX PARCEL SHALL BE PROVIDED TO SAID 50' DEDICATION.

OWNER'S ENDORSEMENT:
WE, THE UNDERSIGNED, HAVE REVIEWED THE CONTENTS OF THIS MAP AND HEREBY CONCUR TO ALL TERMS AND CONDITIONS AS STATED HEREON, AND TO THE FILING OF THIS MAP.

Llewellyn A. Sperry
LLEWELLYN A. SPERRY
PETER H. HARP
EXECUTOR FOR KUMSTAR ESTATE

UNAUTHORIZED ALTERATION OR ADDITION TO A MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECT. 7209 (2) OF THE NEW YORK STATE EDUCATION LAW.

I HEREBY CERTIFY TO THE PARTIES LISTED BELOW THAT THIS MAP SHOWS THE RESULT OF AN ACTUAL FIELD SURVEY COMPLETED ON MARCH 24, 1988.
ESTATE OF ROSE B. KUMSTAR
LLEWELLYN A. & MARY B. SPERRY
TOWN OF NEW WINDSOR PLANNING BOARD.

REVISIONS:
9-15-88
8-20-90
10-5-90
1-11-90
4-9-91

LOT LINE CHANGE
SUB DIVISION APPROVAL GRANTED
BY TOWN OF NEW WINDSOR PLANNING BOARD
ON OCT 11 1991
BY RONALD L. LANDER
SECRETARY

FINAL SUBDIVISION PLAN AND LOT LINE CHANGE
LANDS OF
ESTATE OF ROSE B. KUMSTAR
AND
LLEWELLYN A. & MARY B. SPERRY
TEMPLE HILL ROAD TOWN OF NEW WINDSOR
ORANGE CO. NEW YORK
DATE: 5/27/88 SCALE: 1" = 100'

TAX MAP DATA:
SECTION 65 BLOCK 2 LOT 1 (PORTION) LIBER 1702 PAGE 5
SECTION 65 BLOCK 2 LOT 3 LIBER 2481 PAGE 8
OWNERS & APPLICANTS:
ESTATE OF ROSE B. KUMSTAR LLEWELLYN A. & MARY B. SPERRY
410 WENDELL HARP 503 UNION AVE.
SUITE 208, P.O. BOX 400 NEW WINDSOR, N.Y. 12550
NEW PALTZ, NY 12561

PREPARED BY:
VINCENT J. POCE ASSOCIATES
SURVEYORS & PLANNERS
15 NEW ROAD NEW WINDSOR, N.Y.



PERCOLATION DATA 10-12-90

LOT 2

R-1 9:19-9:29 10 MIN

R-2 9:30-9:44 14 MIN

R-3 9:45-10:00 15 MIN

LOT 1

R-1 10:20-10:35 15 MIN

R-2 10:36-10:54 18 MIN

R-3 10:55-11:14 19 MIN

DEEP PIT DATA 10-12-90

LOT 2

0'-6" TOPSOIL

6'-5" LT. BROWN SAND, SOME SILT, TRACES OF CLAY

5'-6" LOOSE SHALE

BEDROCK ENCOUNTERED AT 6'

LOT 1

0'-6" TOPSOIL

5'-5.5" LT. BROWN SAND, SOME SILT, TRACES OF CLAY

5.5'-7" LOOSE SHALE

BEDROCK ENCOUNTERED AT 7'

DESIGN BASIS

1. NO. OF BEDROOMS - 3

2. DAILY FLOW - 450 G.P.D.

3. SEPTIC TANK CAPACITY - 1,000 GAL.

4. PERCOLATION RATE : LOT 1 19 MIN

LOT 2 15 MIN

5. SQ. ABSORPTIVE AREA -

LOT 1 321 SQ. FT

REQD. 321 SQ. FT

PROVD. 350 SQ. FT

LOT 2 281 SQ. FT

REQD. 281 SQ. FT

PROVD. 300 SQ. FT

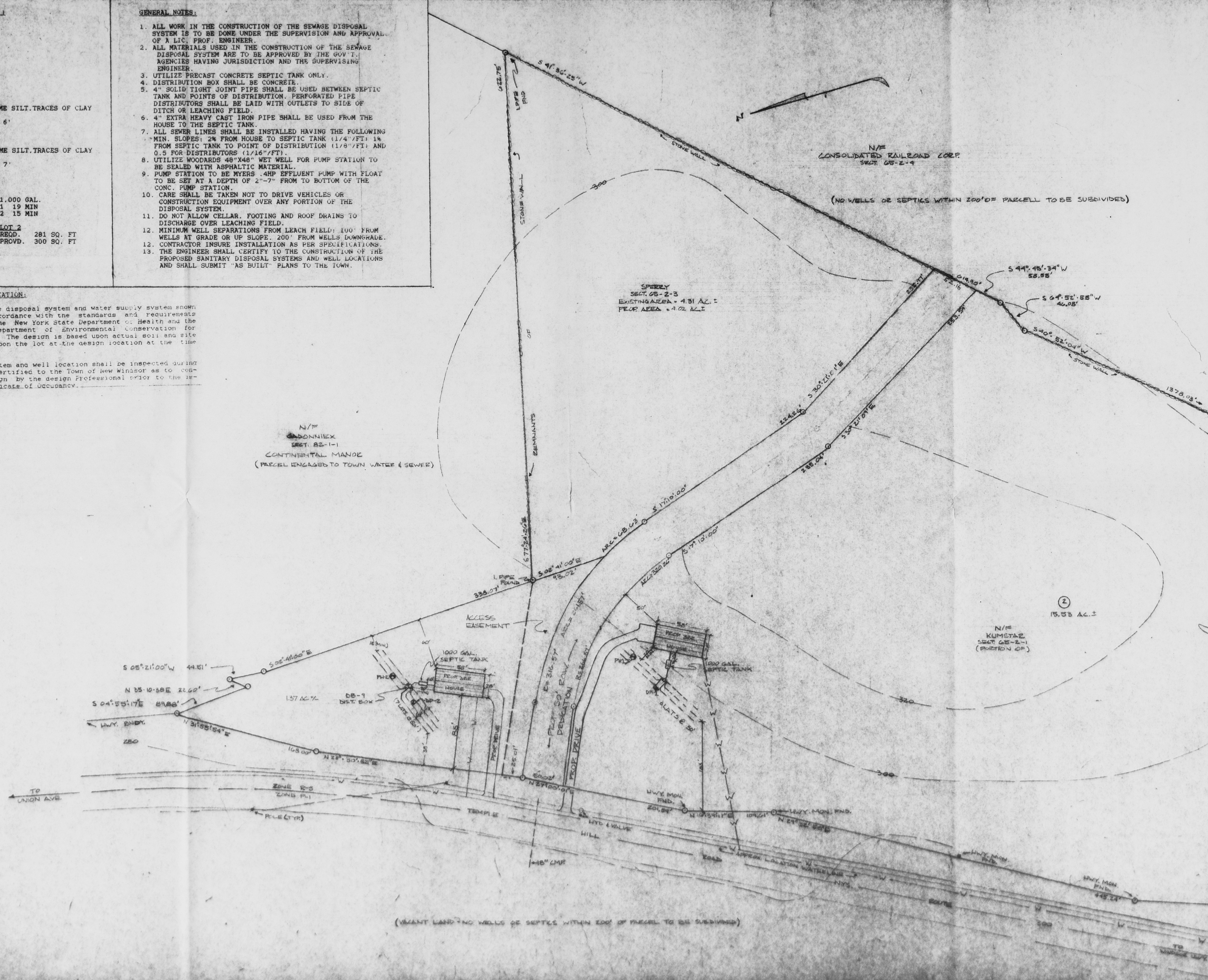
GENERAL NOTES:

1. ALL WORK IN THE CONSTRUCTION OF THE SEWAGE DISPOSAL SYSTEM IS TO BE DONE UNDER THE SUPERVISION AND APPROVAL OF A LIC. PROF. ENGINEER.
2. ALL MATERIALS USED IN THE CONSTRUCTION OF THE SEWAGE DISPOSAL SYSTEM ARE TO BE APPROVED BY THE GOV'T. AGENCIES HAVING JURISDICTION AND THE SUPERVISING ENGINEER.
3. UTILIZE PRECAST CONCRETE SEPTIC TANK ONLY.
4. DISTRIBUTION BOX SHALL BE CONCRETE.
5. 4" SOLID TIGHT JOINT PIPE SHALL BE USED BETWEEN SEPTIC TANK AND POINTS OF DISTRIBUTION. PERFORATED PIPE DISTRIBUTORS SHALL BE LAID WITH OUTLETS TO SIDE OF DITCH OR LEACHING FIELD.
6. 4" EXTRA HEAVY CAST IRON PIPE SHALL BE USED FROM THE HOUSE TO THE SEPTIC TANK.
7. ALL SEWER LINES SHALL BE INSTALLED HAVING THE FOLLOWING MIN. SLOPES: 2% FROM HOUSE TO SEPTIC TANK (1/4"/FT) 1% FROM SEPTIC TANK TO POINT OF DISTRIBUTION (1/8"/FT) AND 0.5% FOR DISTRIBUTORS (1/16"/FT).
8. UTILIZE WOODARDS 48"x48" WET WELL FOR PUMP STATION TO BE SEALED WITH ASPHALTIC MATERIAL.
9. PUMP STATION TO BE MYERS .4HP EFFLUENT PUMP WITH FLOAT TO BE SET AT A DEPTH OF 2'-7" FROM TO BOTTOM OF THE CONC. PUMP STATION.
10. CARE SHALL BE TAKEN NOT TO DRIVE VEHICLES OR CONSTRUCTION EQUIPMENT OVER ANY PORTION OF THE DISPOSAL SYSTEM.
11. DO NOT ALLOW CELLAR, FOOTING AND ROOF DRAINS TO DISCHARGE OVER LEACHING FIELD.
12. MINIMUM WELL SEPARATIONS FROM LEACH FIELD: 100' FROM WELLS AT GRADE OR UP SLOPE, 200' FROM WELLS DOWNGRADE.
12. CONTRACTOR INSURE INSTALLATION AS PER SPECIFICATIONS.
13. THE ENGINEER SHALL CERTIFY TO THE CONSTRUCTION OF THE PROPOSED SANITARY DISPOSAL SYSTEMS AND WELL LOCATIONS AND SHALL SUBMIT 'AS BUILT' PLANS TO THE TOWN.

ENGINEER'S CERTIFICATION:

The proposed sewage disposal system and water supply system shown are designed in accordance with the standards and requirements established by the New York State Department of Health and the New York State Department of Environmental Conservation for residential lots. The design is based upon actual soil and site conditions found upon the lot at the design location at the time of design.

The sanitary system and well location shall be inspected during construction and certified to the Town of New Windsor as to conformance to design by the design Professional prior to the issuance of a Certificate of Occupancy.



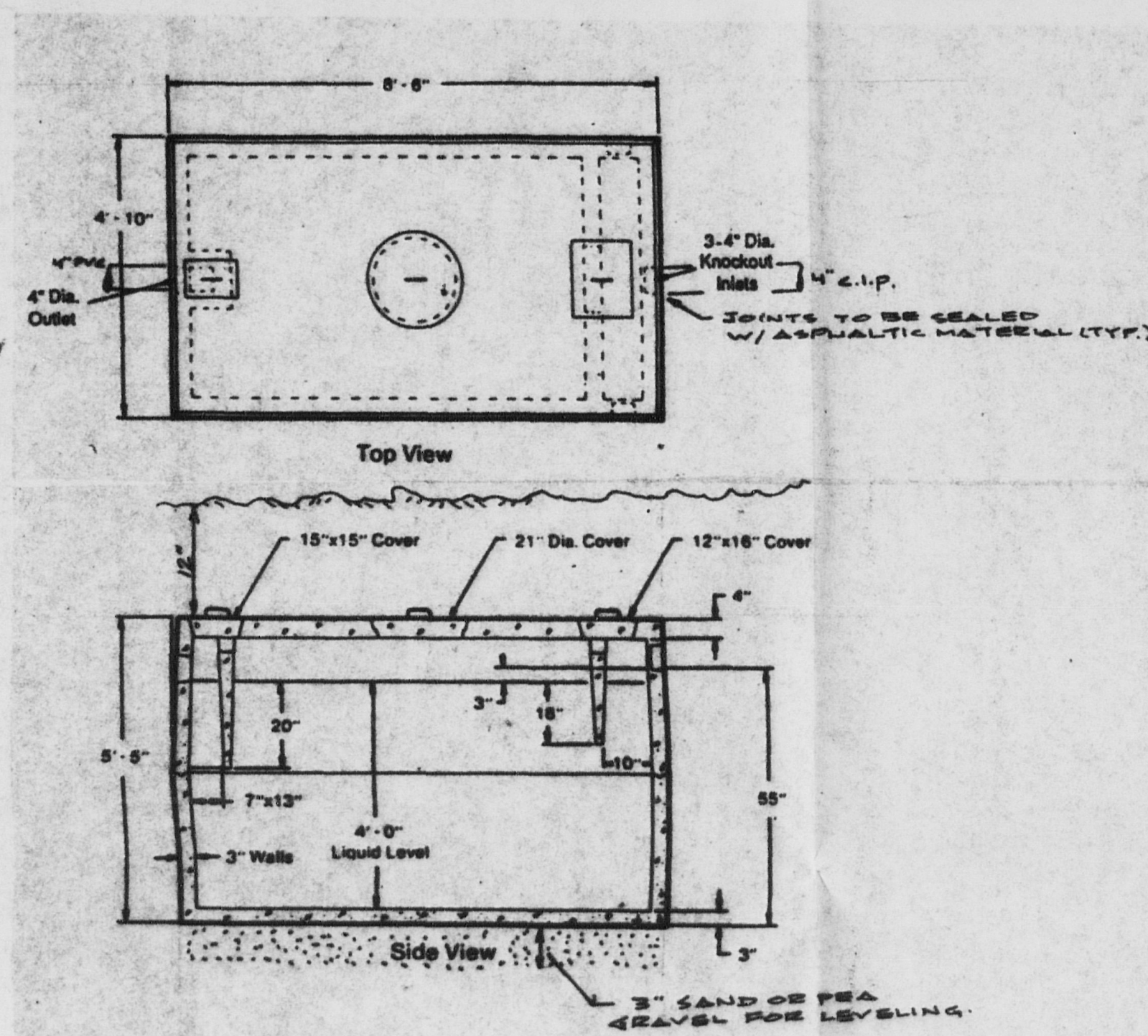
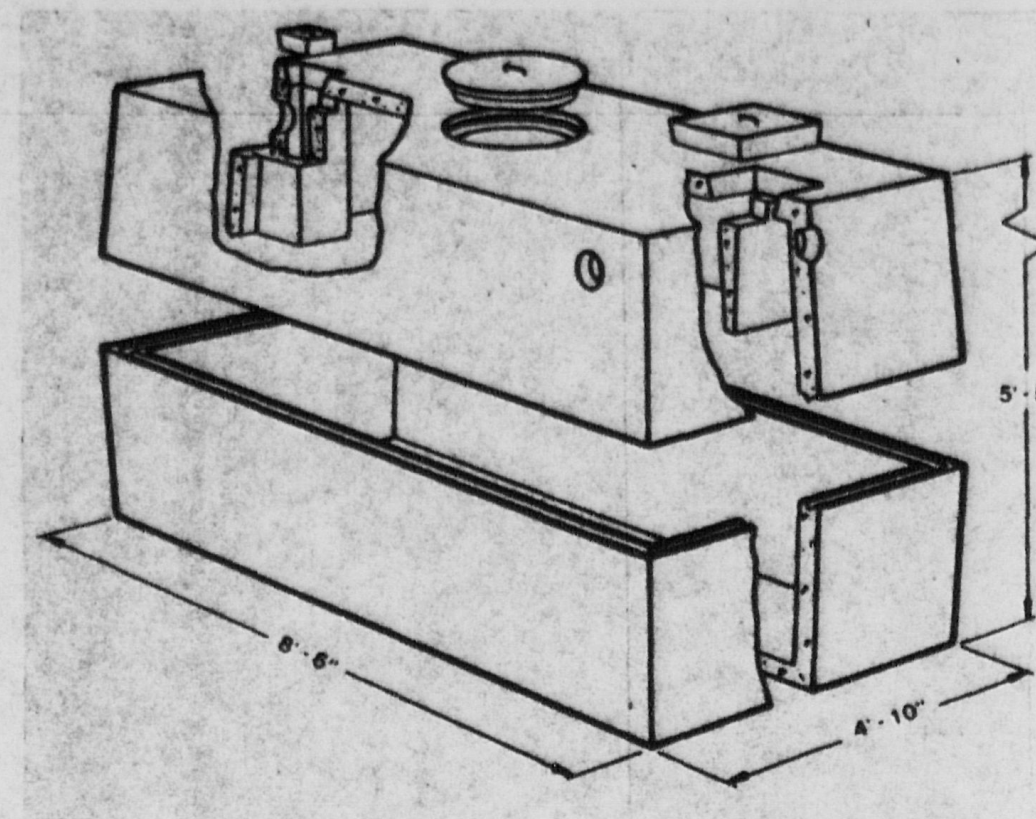
PAUL V. CUOMO, P.E.
STEWART INTERNATIONAL AIRPORT
PROJECT
KUMSTAL / SPEEDY
SHEET TITLE
SANITARY DISPOSAL
DESIGN



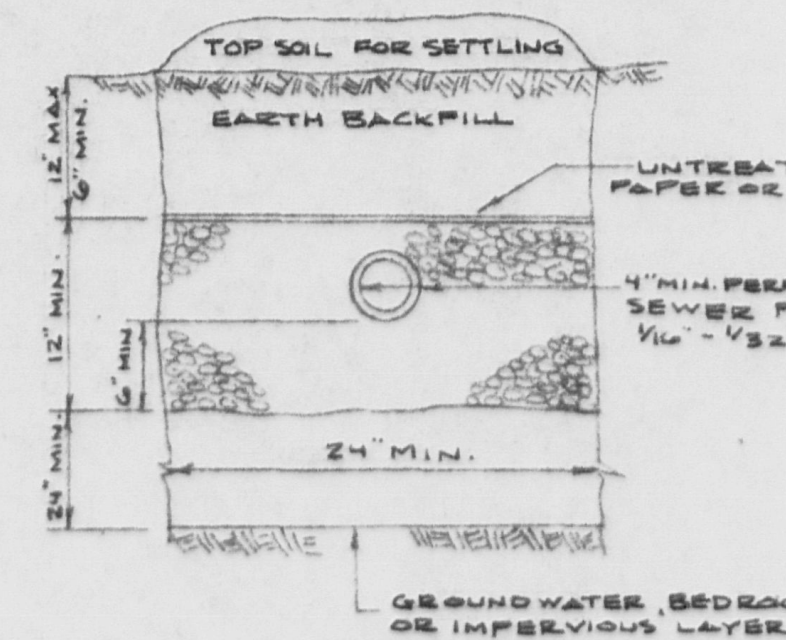
DATE: 12-2-90
DRAWN BY: JIM
CHECKED BY: PKC
SCALE: 1"=50'
DESIGN: 9/22/91

DRAWING NO.

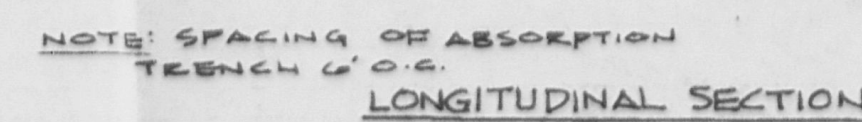
SD-1



1000 GAL SEPTIC TANK DETAIL
N.T.S.

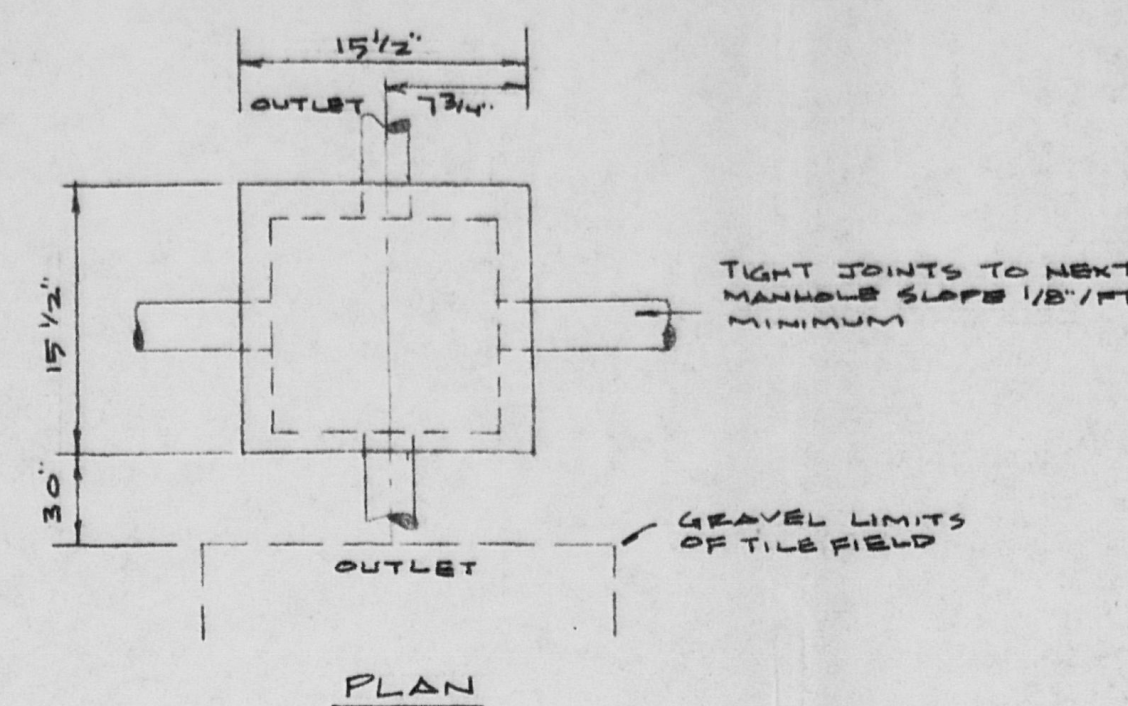


CROSS SECTION

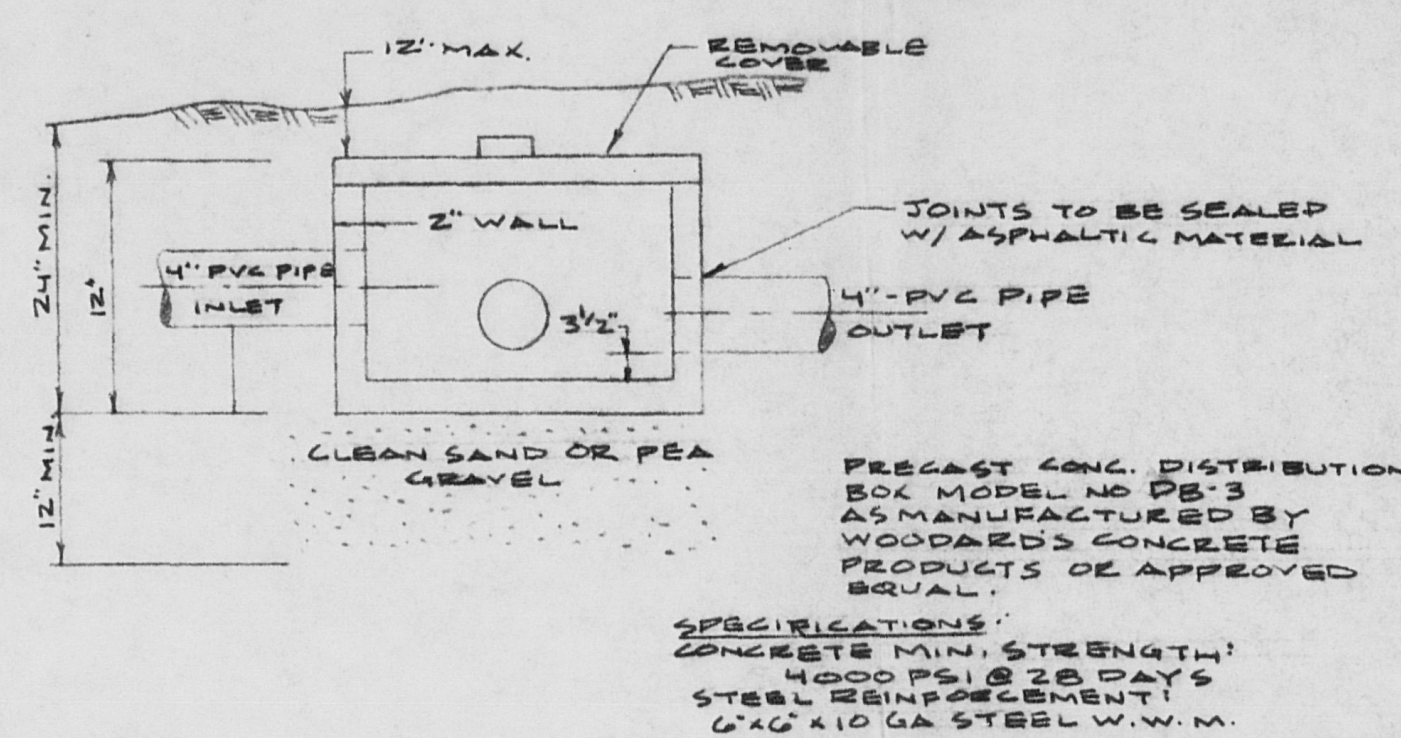


LONGITUDINAL SECTION

ABSORPTION TRENCH DETAILS
N.T.S.

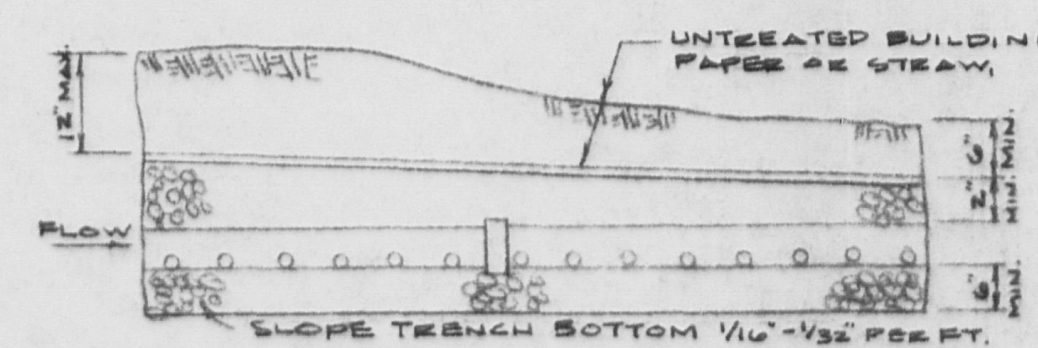


PLAN

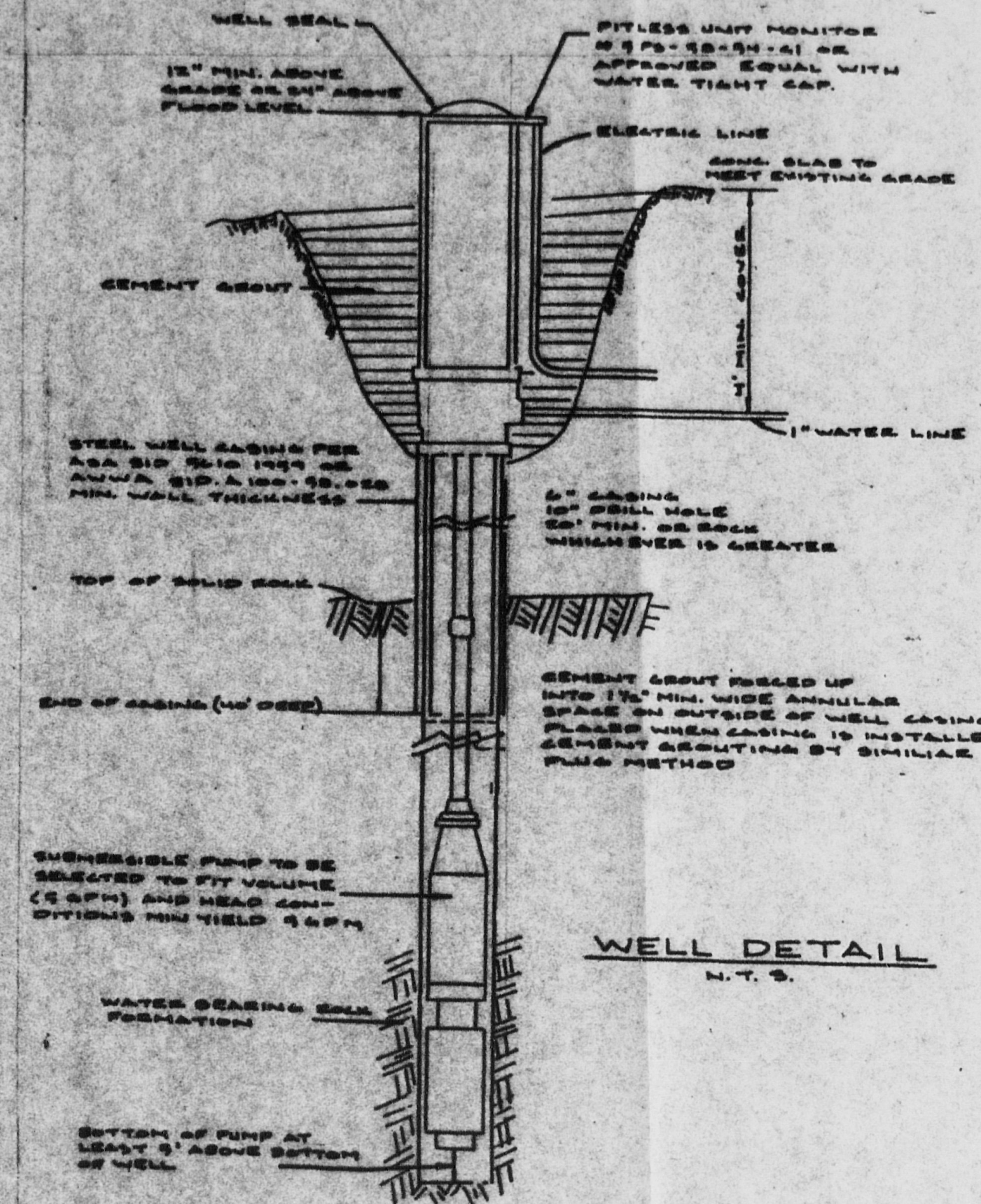


SECTION

DROP MANHOLE DETAIL
N.T.S.



TRENCH PROFILE



WELL DETAIL
N.T.S.

NOTES:

1. NO ROOF DRAIN OR FOOTING DRAIN SHALL BE CONNECTED TO THE SUBSURFACE DISPOSAL SYSTEM.
2. NO EARTH FILL WILL BE PLACED IN THE AREA OF THE SUBSURFACE DISPOSAL SYSTEMS DURING SITE GRADING.
3. WELL TO BE A MIN. 100' UPHILL OR 200' DOWNHILL FROM SEPTIC FIELD.
4. 10' MIN. FROM DWELLING TO SEPTIC TANK.
5. 20' MIN. FROM DWELLING TO SEPTIC FIELD.

LOT LINE CHANGE
SUB DIVISION APPROVAL GRANTED
BY TOWN OF NEW WINDSOR PLANNING BOARD
ON OCT 11 1991
BY RONALD LANDER
SECRETARY

REVISIONS: 9-9-91



SEPTIC SYSTEM DETAILS		
FOR KUMSTAR/SPERREY SUBDIVISION AND LOT LINE CHANGE		
PAUL V. CUOMO PE	DRAWN BY: PVC	SHEET 3 OF 3
STEWART INTERNATIONAL ASSOCIATES NEW WINDSOR, N.Y.	CHECKED BY: PVC	
SCALE: N.T.S. 08/21/1991		